

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 20D: M-3/MANUFACTURING PARK DISTRICT

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20D.00 M-3/Manufacturing Park District.¹

20D.00.01 Purpose and Intent.

The purpose of the M-3 Manufacturing Park District is to create and protect land areas for the development of unified preplanned manufacturing and other compatible land uses within a park-like setting. All activities associated with manufacturing, commercial, warehousing, transportation, service, office and residential activities shall be conducted within completely enclosed buildings in such a manner that any nuisance factors are not emitted outside the building. Solid visual screening of the outside activities including, but not limited to, storage and trash collection areas shall be included. It shall be a requirement of all preplanned manufacturing parks to be reviewed and approved by the Commission. A Development Plan shall address the comprehensive arrangement of land uses, buildings, landscape areas, road and parking areas in accordance with harmonious and aesthetic principles of architecture, design, sign and industrial management. Land areas to be rezoned M-3 shall be served by public utilities (sewer, water, *etc.*).

20D.00.02 Plan Commission Approval.

- A. Development Plan. The Commission shall review the Development Plan (DP) of any proposed use of any Lot or parcel of ground within the M-3 District prior to the issuance of an Improvement Location Permit by the Department. See *Section 24.02: Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground within the M-3 District prior to the issuance of an Improvement Location Permit by the Department. See *Section 24.03: Architectural Design, Exterior Lighting, Landscaping and Signage.*

¹ *Section 20D.00 amended per Ordinance No. Z-453-04, \$bq-bs.*

20D.00.99 Application Procedure.

- A. Development Plan. See *Section 24.99(A): Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

20D.01 Permitted Uses.²

See *Appendix A: Schedule of Uses.*

20D.01.01 Minimum Area Requirements: None.

20D.01.02 Other Requirements:

UseOther requirements:

1. Commercial (Retail) Sales

Limited to twenty percent
(20%) of the total gross area
of the M-3 District

2. Residential

Limited to twenty percent
(20%) of the total gross area
of a specific M-3 District
and limited to a density of
ten (10) dwelling units per
acre

20D.02 Special Uses & Special Exceptions.³

- A. See *Appendix A: Schedule of Uses.*
- B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

20D.02.01 Minimum Area Requirements: None.

20D.02.02 Other Requirements: None.

20D.03 Accessory Buildings and Uses.⁴ See also *Section 25.01.***20D.04 Height and Area Requirements. (See *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional requirements.)**

20D.04.01 Maximum Height:

- 1. Adjacent to an existing or platted residence or residential subdivision: Thirty (30) feet
- 2. Adjacent to all other uses: Fifty (50) feet

20D.04.02 Minimum Lot Frontage:

- 1. Residential use: Sixty (60) feet

² *Section 20D.01* amended per *Ordinance No. Z-415-03, §ax.*

³ *Section 20D.02* amended per *Ordinance No. Z-320; Z-365-01; Z-415-03, §ay; Z-453-04, §bt.*

⁴ *Section 20D.03* amended per *Ordinance No. Z-369-02, §am.*

2. All other uses: One hundred (100) feet
- 20D.04.03 Minimum Lot Size:
 1. Residential use: Ten thousand (10,000) square feet with public sewer and water
 2. All other uses: Twenty thousand (20,000) square feet per Principal Building
- 20D.04.04 Maximum Lot Coverage: Eighty percent (80%).
- 20D.04.05 Minimum Area of an M-3 District: Ten (10) acres.
- 20D.04.06 Minimum Manufacturing Park District Perimeter Setback and Landscaped Yard Requirements: (See *Chart B*).

20D.05 Parking and Loading Berth Requirements. (See *Chapter 27: Additional Parking & Loading Regulations* for additional requirements.)

- 20D.05.01 All commercial, industrial and storage facilities except office buildings:
 1. 5,000 - 20,000 square feet of gross floor area: One (1) berth (loading dock or ground level loading door).
 2. 20,001 - 50,000 square feet of gross floor area: Two (2) berths (loading docks or ground level loading doors).
 3. Each additional 50,000 square feet: One (1) additional berth (loading docks or ground level loading doors).
- 20D.5.2 Office buildings:
 1. 100,000 or less square feet gross floor area: One (1) berth
 2. 100,001 - 300,000 square feet gross floor area: Two (2) berths.
 3. Each 200,000 additional square feet: One (1) additional berth.

20D.06 Performance Standards: Same as M-1 District regulations of *Section 20B.06*.

20D.07 Landscaping Requirements.⁵

- 20D.07.01 Building (Front): A landscaped and maintained yard area shall be provided adjacent to the front of the building which is equal to an area that runs the entire length of the front of the building and the depth shall be a distance of not less than twenty-five percent (25%) of the height of the building.
- 20D.07.02 Front Landscaped Yard: A fifteen-foot (15') landscaped and maintained area, composed of trees not less than two and one-half inches (2½") dbh and spaced fifty (50) feet on center shall be provided unless otherwise determined by the Commission or unless otherwise required by the Board for Special Uses.
- 20D.07.03 Side and Rear Landscaped Yards: A landscaped and maintained yard area shall be provided, including a solid visual buffer or screen of at least five (5) feet in height, where required (see *Chart B*).

⁵ Section 20D.07 amended per Ordinance No. Z-365-01; Z-453-04, §bu.

20D.07.04 Landscaping Installation and Maintenance:

1. **Installation.** All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy by the Director. If it is not possible to install the required landscaping because of weather conditions, the property owner shall post a bond for an amount equal to the total cost of the required landscaping prior to the issuance of the Final Certificate of Occupancy.
2. **Maintenance.** It shall be the responsibility of the owners and their agencies to insure proper maintenance of the landscaping, in accordance with the standards set by this Ordinance. This is to include, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute, and keeping the area free of refuse and debris.

20D.08 Fencing.**20D.08.01 Maximum Height.**

1. Front Yard: Four (4) feet
2. Side and Rear Yard: Eight (8) feet

20D.08.02 Materials. Shall be approved by the Commission at the time of final Development Plan approval.

20D.08.03 Chain Link Fence. Shall not be allowed adjacent to (an) existing residence(s) or residential subdivision unless a solid buffer is provided on the residential side of the fence.

20D.09 Streets and Roads.

20D.09.01 Vehicular traffic serving the M-3 District should not be routed into or through a residential development or onto a street serving a school or community facility.

20D.09.02 Truck traffic serving the M-3 District should be prohibited from using surrounding residential streets.

20D.09.03 The main access road serving an M-3 District should connect directly with the nearest major highway (US 421, US 31 and SR 431), unless otherwise indicated by the traffic study required in *Section 24.07.01*. The main access road shall be constructed prior to any building permits being issued within the M-3 District.

20D.09.04 Buildings within the M-3 District which will front on an existing road should be served using frontage roads. New roads to be constructed within the M-3 District should have a minimum distance of five hundred (500) feet between all curb cuts. Wherever possible alignment of curb cuts shall be encouraged.

CHART B:

OFF-SITE ADJACENT USES (Developed, Platted or Zoned)
AND
ADJACENT USES WITHIN THE M-3 DISTRICT

RESIDENTIAL (Single or Double Units)

	RESIDENTIAL (Single or Double Units)	RESIDENTIAL (Multi-family)	COMMERCIAL	INDUSTRIAL
Minimum BUILDING SETBACK:				
FRONT	Fifty (50) ft.	Thirty-five (35) ft.	Twenty (20) ft. or distance equal to height of (manufacturing) building, whichever is greater.	Twenty (20) ft. or distance equal to height of (manufacturing) building, whichever is greater.
SIDE/REAR	Fifty (50) ft.	Ten (10) ft.	Ten (10) ft.	Ten (10) ft.
Minimum LANDSCAPED YARD:				
FRONT	Fifty (50) ft.*	Thirty-five (35) ft.	Fifteen (15) ft.	Fifteen (15)ft.
SIDE/REAR	Fifty (50) ft.*	Ten (10) ft.	Ten (10) ft.*	Ten (10) ft.*

* Must include solid visual buffer or screen (See Definitions) only where the adjacent use is actually developed or platted (not required when adjacent land is zoned.)

RESIDENTIAL (Multi-Family and Cluster Option)

	RESIDENTIAL (Single or Double Units)	RESIDENTIAL (Multi-Family)	COMMERCIAL	INDUSTRIAL
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Minimum BUILDING SETBACK:

FRONT	Fifty (50) ft. or three (3) times building height, whichever is greater.	Thirty-five (35) ft.	Twenty (20) ft. or distance equal to height of (manufacturing) building, whichever is greater.	Twenty (20) ft. or distance equal to height of (manufacturing) building, whichever is greater.
SIDE/REAR	Fifty (50) ft. or three times building height, whichever is greater.	Twenty-five (25) ft.	Twenty-five (25) ft.	Twenty-five (25) ft.

Minimum LANDSCAPED YARD:

FRONT	Forty (40) ft.	Thirty-five (35) ft.	Fifteen (15) ft.	Fifteen (15) ft.
SIDE/REAR	Thirty (30) ft.*	Ten (10) ft.	Ten (10) ft.*	Ten (10) ft.*

* Must include solid visual buffer or screen (See Definitions, *Chapter 3*) only where the adjacent use is actually developed or platted (not required when adjacent land is zoned.)

COMMERCIAL (Includes Office Use)

	RESIDENTIAL (Single or Double Units)	RESIDENTIAL (Multi-family)	COMMERCIAL	INDUSTRIAL
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Minimum BUILDING SETBACK:

FRONT	Fifty (50) ft. or two (2) times building height whichever is greater.	Fifty (50) ft. or two (2) times building height whichever is greater.	Twenty (20) ft. or distance equal to height of (manufacturing) building, whichever is greater.	Twenty (20) ft. or distance equal to height of (manufacturing) building, whichever is greater.
SIDE/REAR	Eighty (80) ft. or three (3) times building height whichever is greater.	Thirty (30) ft. or two (2) times height of building, whichever is greater.	Ten (10) ft.	Ten (10) ft.

	RESIDENTIAL (Single or Double Units)	RESIDENTIAL (Multi-family)	COMMERCIAL	INDUSTRIAL
Minimum LANDSCAPED YARD:				
FRONT	Forty (40) ft.	Forty (40) ft.	Fifteen (15) ft.	Fifteen (15) ft.
SIDE/REAR	Forty (40) ft.*	Fifteen (15) ft.*	Ten (10) ft.	Ten (10) ft.

* Must include solid visual buffer or screen (See Definitions, *Chapter 3*) only where the adjacent use is actually developed or platted (not required when adjacent land is zoned.)

INDUSTRIAL (Includes All Accessory Uses)

	RESIDENTIAL (Single or Double Units)	RESIDENTIAL (Multi-family)	COMMERCIAL	INDUSTRIAL
Minimum BUILDING SETBACK:				
FRONT	Fifty (50) ft. or three (3) times building height, whichever is greater.	Fifty (50) ft. or three (3) times building height, whichever is greater.	Twenty (20) ft. or distance equal to height of (manufacturing) building, whichever is greater.	Twenty (20) ft. or distance equal to height of (manufacturing) building, whichever is greater.
SIDE/REAR	Eighty (80) ft. or three (3) times building height or whichever is greater.	Eighty (80) ft. or three (3) times building height or whichever is greater.	Twenty (20) ft.	Twenty (20) ft.
Minimum LANDSCAPED YARD:				
FRONT	Forty (40) ft.	Forty (40) ft.	Fifteen (15) ft.	Fifteen (15) ft.
SIDE/REAR	Developed or platted sixty (60) ft.* or zoned (only) thirty (30) ft.	Developed or platted sixty (60) ft.* or zoned (only) thirty (30) ft.	Five (5) ft.*	Five (5) ft.*

* Must include solid visual buffer or screen (See Definitions, *Chapter 3*) only where the adjacent use is actually developed or platted (not required when adjacent land is zoned.)

**CHAPTER 20D: M-3/MANUFACTURING DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	<u>Council Approval</u>	<u>Effective Date</u>	<u>Sections Affected</u>
Z-320		July 11, 1997	July 11, 1997	20D.01; 20D.02
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	20D.02; 20D.07.02; 20D.07.04(1)
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	20D.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	20D.01; 20D.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	20D.00; 20D.02; 20D.07; 20D.10 Summer 2004 v1